Proposition A: Assessment Formulas and Calculations FY 2015-2019

A detailed explanation regarding benefit points, how they are established, benefits to land, land use, and assessment calculations is available on the 1996 Engineers Report beginning on page 26.

Formulas for Vacant Property, Single-Family, Duplexes, Triplexes, Multi-Family Residences, Single Mobile Home and Mobile Home Parks

Benefit Points have been pre-calculated as dollar amounts for simplicity in presenting formulas for vacant and residential assessments. For more information, see the Engineer's Report, p. 27.

Vacant Properties: Vacant parcels (use codes ending in V) are assessed at $11.81 per acre of land. Land is assessed at the actual size, up to a maximum of 2.5 acres.

> Example: A Vacant parcel is 2.7 acres in size.
> Assessment: $11.81 x 2.5 acres (maximum) = $29.53

Single-Family Residences: Single-Family Residential parcels (use code: 0100) are assessed at $11.81 per acre of land, plus a flat amount of $5.07 for the dwelling. Land is assessed at the actual size, up to a maximum of 2.5 acres.

> Example: A single-family home is on a 1.35-acre parcel.
> Assessment: ($11.81 x 1.35 acres) + $5.07 = $21.01

Duplexes: Multi-Family Residential parcels (use code: 0200) with two units are assessed at $11.81 per acre of land, plus a flat amount of $7.61 for the dwellings. Land is assessed at the actual size, up to a maximum of 2.5 acres.

> Example: A duplex is on a .06-acre parcel.
> Assessment: ($11.81 x .06 acres) + $7.61 = $8.32

Triplexes: Multi-Family Residential parcels (use code: 0300) with three units are assessed at $11.81 per acre of land, plus a flat amount of $11.41 for the dwellings. Land is assessed at the actual size, up to a maximum of 2.5 acres.

> Example: A triplex is on a 2.25-acre parcel.
> Assessment: ($11.81 x 2.25 acres) + $11.41 = $37.98

Multi-Family Residences: Multi-Family Residential parcels of 4 units or more (use code: 0400, 0500, 0600) are assessed at $11.81 per acre of land, plus $3.80 per dwelling unit. Land is assessed at the actual size, with no limit to the number of acres that can be assessed.

> Example: An apartment complex with 50 units is on a 4.3-acre parcel.
> Assessment: ($11.81 x 4.3 acres) + ($3.80 x 50 units) = $240.78

Single Mobile Home: Residential parcels with a single mobile home (use code: 0700) are assessed at $11.81 per acre of land, plus a flat amount of $2.54. Land is assessed at the actual size, up to a maximum of 2.5 acres.

> Example: A single mobile home is on a 0.5-acre parcel.
> Assessment: ($11.81 x 0.5 acres) + $2.54 = $8.45

Mobile Home Parks: Mobile home park parcels (use code: 0900) are assessed at $11.81 per acre of land, plus $2.54 per dwelling unit. Land is assessed at the actual size, with no limit to the number of acres that can be assessed.

> Example: A mobile home park with 100 mobile homes is on a 6-acre parcel.
> Assessment: ($11.81 x 6 acres) + ($2.54 x 100 units) = $324.86

Formulas for Commercial, Industrial, Recreational, Institutional, & Miscellaneous Parcels (all non-vacant parcels)

The formula for commercial, industrial, recreational, institutional and miscellaneous parcels is: Land Value Benefit Points (Land BP) plus Improvement Value Benefit Points (Improvement BP) multiplied by the Rate of Assessment, or:

(Land BP + Improvement BP) x Rate of Assessment

Land Benefit Points (Land BP)

To obtain the Land BP, the parcel size (in acres) is multiplied by 2.33.

Land BP = Parcel size *in acres* x 2.33

Parcel size *in acres*: The parcel size can be calculated by viewing the parcel map located at the Assessor's website.

2.33: See Engineer's Report 1996, p. 27.

Improvement Benefit Points (Improvement BP)

To obtain the Improvement BP, the Benefit Factor is multiplied by the parcel size (in acres), multiplied by 7, multiplied by the Equivalent Stories, or:

Improvement BP = Benefit Factor x Parcel size *in acres* x 7 x Equivalent Stories

Benefit Factor: The Benefit Factor can be found by matching a parcels Use Code to the Subtotal column in the Improvement Value Benefit Point Section located in the Engineer's Report of 1996 (p.40-45).

Parcel size *in acres*: The parcel size can be calculated by viewing the parcel map located at the assessor's website.

7: See Engineer's Report 1996, p. 28.

Equivalent Stories: A higher level of use for a commercial/industrial property is identified when a structural improvement has multiple stories or is greater than the norm. The typical structural footprint of a commercial/industrial parcel is 33%. Using this as a standard, the structural improvements (in square feet) are divided by 1/3 of that area of the parcel in square feet, or:

Structural improvements in square feet ÷ (Parcel size in square feet ÷ 3)

Structural improvement information can be obtained by contacting the Assessor.

Parcel size can be obtained by accessing the Parcel Maps on the Assessor's website:

http://assessor.lacounty.gov/extranet/DataMaps/Pais.aspx

Note: All commercial and industrial parcels with improvements are assigned a minimum of 1 equivalent story. A paved lot which is used exclusively for parking and which does not have a structural improvement on the parcel will be assigned 1 equivalent story. Also, when a commercial/industrial building and a parking lot structure are located on one parcel, the improved square footage of the parking structure will be added to the improved square footage of the commercial/industrial building, resulting in the total improved square footage used to calculate equivalent stories. (Engineer's Report 1996, p.30).

Rate of Assessment: $5.07 per BP

The Rate of Assessment is $5.07 per benefit point (BP)